

Asking Price £300,000 Leasehold

2 Bedroom, Apartment - Retirement

52, Mill Green Lodge Ryland Drive, Witham, Essex, CM8 1ZG

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Mill Green Lodge

Mill Green Lodge is a charming development of 58, one and two-bedroom retirement apartments located just off the main High Street in Witham and situated between Chelmsford and Colchester, approximately 8 miles from Braintree.

The Lodge is a short walk to town, where there is a mixture of old and modern buildings, including a variety of shops, cafes and restaurants.

Close by, the River walk runs along the banks of the River Brain and through the town of Witham.
Located in the heart of Essex, Witham is just 26 miles from coastal city Southend-on-Sea where you'll also find London Southend Airport for travelling further afield.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mill Green Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mill Green Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mill Green Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT IN WITHAM

This lovely two bedroom third floor apartment is presented in fantastic order throughout and is conveniently located near the stairs and lift providing easy access. Offered with no onward chain and vacant possession this apartment is ready for the new owner to make it their own.

The Living Room offers ample space for living and dining room furniture. Two large windows provide lots of natural light and views over the school fields.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and freezer. A window provides light and ventilation.

Bedroom One is a generous double room with a walk-in wardrobe. There is plenty of space for additional bedroom furniture if required. Two windows keep this lovely bedroom bright and light.

An Ensuite offers a offers a walk-in shower with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Bedroom Two is another good sized room with a built in mirrored wardrobe. This room could also be used as a separate dining room, study or hobby room.

The Bathroom offers a bath tub with overhead shower and handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Mill Green Lodge!





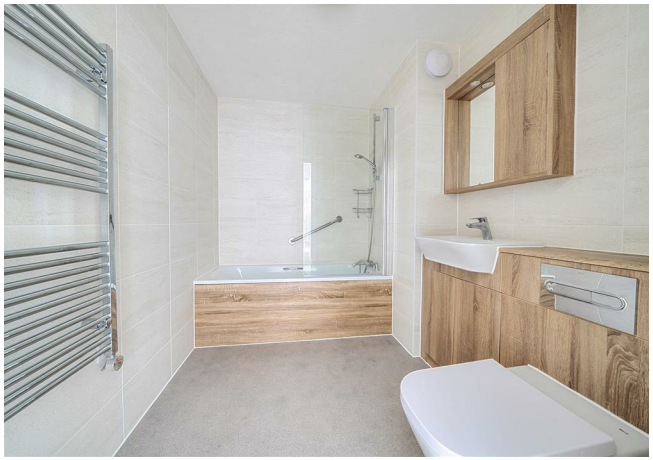


Features

- Two bedroom two bathroom third floor apartment
- Modern fitted kitchen with integrated appliances
- Close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Lift to all floors
- Owners Buggy Store
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.







Key Information

Service Charge (Year ending 30th November 2027)
£3,983.03 per annum.

Ground rent is not charged at this development

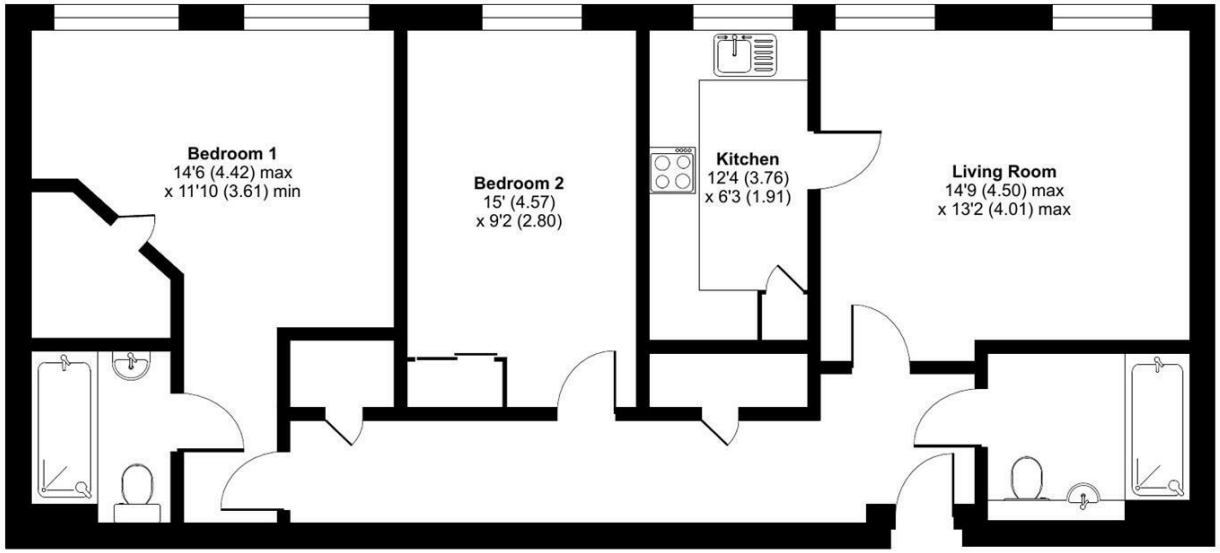
Council Tax Band D

999 year Lease commencing January 2023

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 901 sq ft / 83.7 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1272514

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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